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236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

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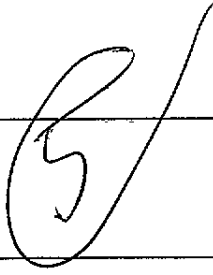
1.) 26 Isla Bahia, Ltd.
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

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***1785.00 ***1785.00

3.)
(CORPORATE NAME & DOCUMENT #)

4.)
(CORPORATE NAME & DOCUMENT #)



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5.)
(CORPORATE NAME & DOCUMENT #)

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DIVISION OF CORPORATE
TALLAHASSEE, FLORIDA

SPECIAL INSTRUCTIONS

CERTIFICATE OF LIMITED PARTNERSHIP

Pursuant to Section 620.108 of the Florida Statutes, the following statement is made:

1. The name of the Limited Partnership is **26 ISLA BAHIA, LTD.**
2. The mailing address of the office of the Partnership is:

c/o Stephen M. Beyer, Esq.
2201 Corporate Blvd., N.W., Suite 103
Boca Raton, FL 33431

3. The name and address of the agent for service of process required to be maintained by Section 620.105 of the Florida Statutes is:

Stephen M. Beyer, Esq.
2201 Corporate Blvd., N.W., Suite 103
Boca Raton, FL 33431

4. The name and business address of the General Partner is as follows:

Twenty-Six Isla Bahia Drive, Inc., a Florida corporation
10810 Hayden Drive
Boca Raton, FL 33498


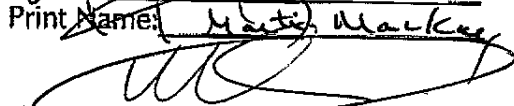
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5. The latest date upon which the Partnership shall dissolve is December 31, 2050.

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

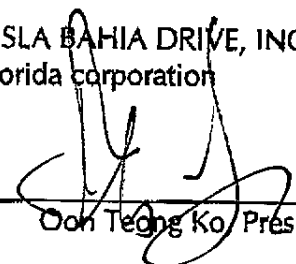
IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the sole General Partner of 26 Isla Bahia, Ltd., this 15 day of November, 2001.

WITNESSES:


Print Name: Marty Mackey

Print Name: WENDY SANCHEZ

GENERAL PARTNER:

TWENTY-SIX ISLA BAHIA DRIVE, INC.,
a Florida corporation

By: 
Oon Teong Ko President

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ACKNOWLEDGMENT OF APPOINTMENT OF REGISTERED AGENT

26 ISLA BAHIA, LTD.

The undersigned, having been named the Registered Agent for the above Limited Partnership at Stephen M. Beyer, Esq., 2201 Corporate Blvd., N.W., Suite 103, Boca Raton, Florida 33431, the undersigned hereby accepts the same and agrees to act in this capacity and agrees to comply with the provisions of Florida law relative to keeping the registered office open.

Dated: 11/15, 2001.

REGISTERED AGENT:


STEPHEN M. BEYER, ESQ.

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LIMITED PARTNERSHIP AFFIDAVIT

STATE OF FLORIDA }
COUNTY OF BROWARD }

Pursuant to Section 620.108 of the Florida Statutes, the following statement is made:

1. The undersigned is the sole General Partner of 26 ISLA BAHIA, LTD., a Florida limited partnership.
2. The amount of the original capital contributions of the Limited Partners is \$700,000.00. The additional amount anticipated to be contributed by the Limited Partners is \$0.

FURTHER AFFIANT SAYETH NAUGHT.

TWENTY-SIX ISLA BAHIA DRIVE, INC.,
a Florida corporation

By: [Signature]
Oon Teong Ko, President

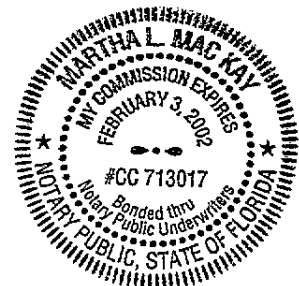
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TALLAHASSEE, FLORIDA

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Oon Teong Ko, President of ^{Twenty-Six} Isla Bahia Drive, Inc., a Florida corporation, General Partner of 26 Isla Bahia, Ltd., to me known to be the person described in and who executed the foregoing Certificate of Limited Partnership and he acknowledged before me that he executed the same. He is personally known to me and he took an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of November, 2001.

[Signature]
NOTARY PUBLIC



STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Oon Teong Ko, President of Twenty-Six Isla Bahia Drive, Inc., a Florida Corporation, General Partner of 26 Isla Bahia, Ltd., to me known to be the person described in and who executed the foregoing Certificate of Limited Partnership and he acknowledged before me that he executed the same. He is not personally known to me but produced drivers license as identification, and took an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of November, 2001.



Notary Public - State of Florida

My Commission Expires:



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TALLAHASSEE, FLORIDA